

NOTICE OF PREPARATION

TO:	State Clearing House, Office of Planning and Research, Orange County Clerk, Responsible and Trustee Agencies, and Interested Parties	FROM:	Ron Santos, Senior Planner City of Lake Forest, Community Services Department 25550 Commercentre Drive, Suite 100 Lake Forest, California 92630 rsantos@lakeforestca.gov
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SUBJECT: Notice of Preparation of a Draft Subsequent Environmental Impact Report.

The City of Lake Forest will be the Lead Agency and will prepare a subsequent environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the Subsequent EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the probable environmental effects are contained in the attached materials.

	A copy of the Initial Study IS attached.
X	A copy of the Initial Study IS NOT attached, but is available for viewing on the lead agency's website at http://www.lakeforestca.gov/depts/ds/planning/op_study/portola_center.asp
X	The proposed project IS considered a project of statewide, regional or areawide significance.
	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
X	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
X	A scoping meeting WILL be held by the lead agency.
	A scoping meeting WILL NOT be held by the lead agency.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:


Date: July 10, 2012	Time: 6:00 p.m.	Location: Lake Forest City Hall Community Room 'B' 25550 Commercentre Drive, Lake Forest, CA 92630
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Your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. The public review period will start on June 15, 2012 and will end on July 16, 2012. Comments on the scope of the EIR must be received by 5:00 p.m. on July 16, 2012 to be considered in the Draft Subsequent EIR.

Please send your response to Ron Santos, Senior Planner, at the address shown above. We will need the name of a contact person in your agency.

Project Title:	Portola Center Project
Project Location – Specific: Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):	The project site is generally situated to the northeast of the Foothill Transportation Corridor (SR-241) and west of El Toro Road, at the intersection of Glenn Ranch Road and Saddleback Ranch Road.

Project Description:	<p>The project consists of an Area Plan (Area Plan 2008-01) and Tentative Tract Map (TTM) Nos. 15353-1, 15353-2, and 17300 for the 195-acre Portola Center project site. The project will include a variety of housing types, including a mixed-use area with a small neighborhood commercial component, as well as parks, and open space.</p> <p>The Portola Center Area Plan would provide a comprehensive set of guidelines, regulations, and implementation plans that would guide development of the project site. The Area Plan is designed to serve as a "blueprint" for development of the project area by establishing the distribution of land use and the criteria for development of each land use district. North of Glenn Ranch Road (TTM 17300), the Area Plan proposes two single-family residential neighborhoods (east and west of Saddleback Ranch Road). South of Glenn Ranch Road (TTM 15353-1 and 15353-2), various single- and multi-family neighborhoods are proposed, as well as a mixed-use (commercial/residential) neighborhood. Pedestrian parks would be interspersed throughout the project site, and 10 to 20 acres of total parkland (including a 5.0-acre Neighborhood park and, potentially, an 8.0-acre Sports Park) is proposed southwest of the intersection of Glenn Ranch Road and Saddleback Ranch Road. Open spaces are planned within and along the site's perimeter.</p> <p>Pursuant to that certain Development Agreement by and between the City of Lake Forest and USA Portola Properties LLC, dated August 20, 2008, and recorded in the official records of Orange County as Document No. 2008000395985, the total number of DUs in the Portola Center shall not exceed 930 and the total commercial floor area shall not exceed 40,000 square feet (SF).</p>
Project Applicant (if any):	SunRanch Capital Partners USA Portola Properties
California Environmental Protection Agency Hazardous Waste List (if applicable):	Not Applicable

Date: June 14, 2012	Signature:	
	Name/Title:	Ron Santos, Senior Planner
	Telephone:	(949) 461-3449

Consulting firm retained to prepare draft EIR (if applicable):

Name:	RBF Consulting
Address:	14725 Alton Parkway
City/State/Zip:	Irvine, California, 92618
Contact Person:	Eddie Torres, INCE, REA, Project Manager